



Bar Harbor Planning Board

93 Cottage Street • Suite 1 • Bar Harbor • Maine • 04609-1400

Site Visit Notes for SP-2022-04 (River Church)

**Held Tuesday, June 21, 2022 at 9:00 AM,
on-site at 1184 State Highway 102 (Tax Map 235, Lot 3)**

NOTES

Planning Board members present were Chairperson Tom St. Germain, Secretary Millard Dority, and members Elissa Chesler, Ruth Eveland, and Zach Soares. Not in attendance were Vice-chairperson Joe Cough and member Earl Brechlin. Staff present were Planning Director Michele Gagnon and Assistant Planner Steve Fuller. Project applicant/owner Jody Patterson was present along with Paul Monyok, civil engineer from Haley Ward. No members of the public attended.

The site visit began just after 9:00 AM. The applicant had flagged the proposed expansion area, to the north and west sides of the building, and had also marked the southern property line. It was explained that the expansion was to the front (north side) of the building, and that pavement in the back would be removed and that lot coverage would not be increased. It was noted that there are 38 existing parking spaces and that there would be 50 spaces when the project is complete. There was discussion of a large tent on site and how it is used (not for overflow seating).

It was noted that stormwater sheet flows toward the dwelling unit on the site and is captured by a drain pipe and conveyed to the back (west side) of the property. The applicant was advised by Chairperson St. Germain of possible options under the Land Use Ordinance relating to setbacks and existing structures/lot coverage. The applicant also touched upon site distance looking in both directions out of the driveway and said that, in accordance with the Maine Department of Transportation permit, it would be met through proper management of the vegetation. There was brief discussion of subsurface wastewater disposal options on site. Finally, it was noted that the land surrounding the church property is all under the same ownership (Triple Chick Farm).

The site visit ended at approximately 9:35 AM.

Notes prepared by Planning Director Michele Gagnon and Assistant Planner Steve Fuller.